

Auckland Council Plan Change 78: Intensification.

28 April 2023.

Re: Auckland Council's memorandum requesting a pause of all hearings and alternative dispute resolution processes for PC78

Submission of John Winston Bell - PC78 Sub#967 and PC78 FS#172.

My submission strongly supports the pausing of PC 78 especially on matters relating to natural hazards (particularly coastal erosion and inundation), stormwater management and infrastructure provision.

My submission would be met in part by pausing the process in regard to matters raised in my PC78 Sub#967 in regard to the zoning of 34 and 34A Beechwood Road. That submission references the hazardous coastal erosion situation for 40 and 42 Beechwood Road (one section East of the subject site). Since that submission was made those properties have been yellow stickered by Council because of the effects of recent accelerated erosion.

My submission would be met in part by pausing the process in regard to matters raised in my PC78 FS#172 in regard to the zoning of 4 Browns Bay Road, 6A Browns Bay Road and again 34 and 34A Beechwood Road.

Pausing all of the above would meet my submission.

I have no objection to the PC 78 hearing process proceeding in regard to my other submission points contained in my PC78 Sub#967 and PC78 FS#172.

I do not seek to be heard in regard to the matter of pausing Plan Change 78.

John Bell